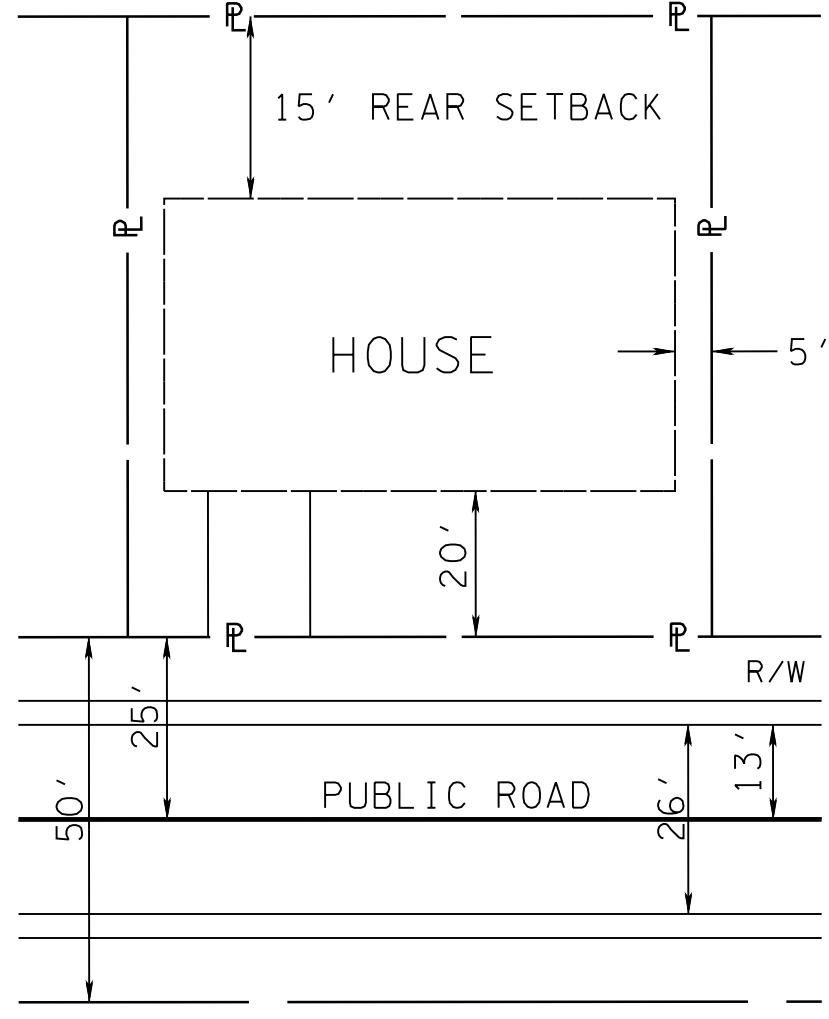


- NOTES:
- 1) SITE DISTANCE OF 250 FT IS AVAILABLE IN EACH DIRECTION ALONG RATHER ROAD.
  - 2) EXISTING CONTOURS BASED ON KGIS
  - 3) THE PROPERTY OWNER(S) ARE RESPONSIBLE FOR MAINTAINING STORM WATER FACILITIES ON THIS PROPERTY. EASEMENTS TO BE PLATTED ALONG PRIVATE ROADS FOR ACCESS.
  - 4) ACCESS TO ALL UNITS FROM INTERNAL ROAD SYSTEM ONLY.
  - 5) THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF CONSTRUCTION SITE POLLUTION PREVENTION CONTROLS THROUGHOUT THE LIFE OF THE PROJECT.
  - 6) WIDENING AND REDESIGN OF RATHER ROAD WILL BE APPROVED BY KNOX COUNTY.

NOTE: 25' PERIPHERAL SETBACK APPLIES AROUND SUBDIVISION PERIMETER.



TYPICAL LOT LAYOUT (SINGLE FAMILY)

Curve C46

P.I. Station	17+88.92
Delta	22° 55' 06" (LT)
Radius	74.32
Length	144.47
External	250.00
Long Chord	142.47
Mid. Ord.	10.36

Curve C45

P.I. Station	13+29.86
Delta	22° 55' 06" (LT)
Radius	8.04
Length	16.08
External	250.00
Long Chord	16.07
Mid. Ord.	0.13

Curve C44

P.I. Station	4+12+77.59
Delta	22° 55' 06" (LT)
Radius	10.80
Length	21.58
External	250.00
Long Chord	21.58
Mid. Ord.	0.23

Curve C42

P.I. Station	11+39.59
Delta	22° 55' 06" (LT)
Radius	250.00
Length	0.03
External	0.03
Long Chord	0.03
Mid. Ord.	0.03

Curve C41

P.I. Station	10+35.88
Delta	56° 17' 34" (LT)
Radius	63.69
Length	100.00
External	63.69
Long Chord	64.95
Mid. Ord.	

CURVE DATA

CURVE C50	CURVE C51	CURVE RATHER
P.I. 30+83.92	P.I. 34+11.73	P.I. 23+70.01
PC 30+63.15	PC 33+79.00	P.C. 20+51.67
PT 31+04.43	PT 34+43.45	P.T. 24+55.62
Δ 15° 45' 56" (RT)	Δ 24° 36' 54" (LT)	Δ 115° 43' 16" (RT)
D 38° 11' 50"	D 38° 11' 50"	D 28° 38' 52"
R 150.000	R 150.000	R 200.000
L 41.274	L 64.442	L 403.943
T 20.768	T 32.726	T 318.340

- LEGEND
- EIP IRON PIN FOUND
  - PIPE ○ PIPE FOUND
  - W.M. WATER METER
  - MANHOLE
  - W.V. WATER VALVE
  - ⊗ FIRE HYDRANT
  - P/T/C POWER/TELEPHONE/CABLE
  - LIGHT POLE

DEVELOPER:  
KING PROPERTIES  
531 CALLAHAN DRIVE  
KNOXVILLE, TN 37912  
CONTACT: JOHN KING  
PHONE: (865) 560-9401  
FAX: (865) 560-9402

ENGINEER:  
ROBERT G. CAMPBELL  
AND ASSOCIATES  
7523 TAGGART LANE  
KNOXVILLE, TN 37938  
PHONE: (865) 947-5996  
FAX: (865) 947-7556

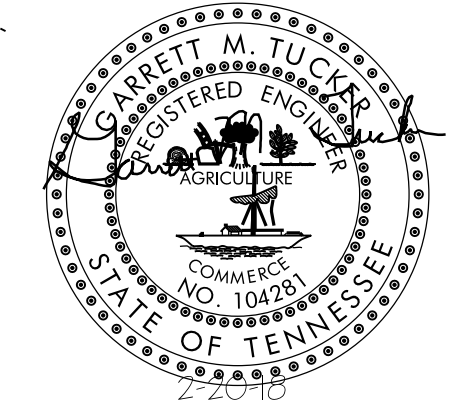
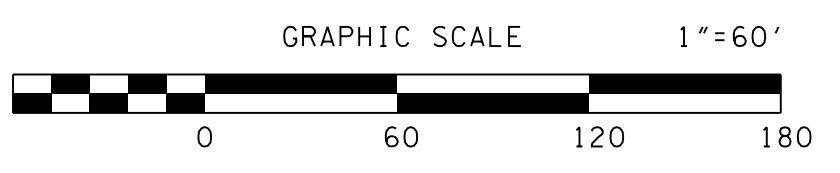
- VARIANCES:
- 1) REDUCTION OF RIGHT-OF-WAY TURNING RADIUS AT CORNER OF ROAD 'A' AND RATHER ROAD FROM 25 FEET TO 10'.
  - 2) REDUCTION OF PAVEMENT TURNING RADIUS ON ROAD 'A' AT RATHER ROAD FROM 25 FEET TO 22 FEET.

CLT MAP: 089  
PARCEL: 218  
DEED REFERENCE: 20050816 - 0015269  
PROPERTY ZONED: PR (3.5 DU/AC)

TOTAL AREA: 8.53 ACRES  
FLOODWAY AREA: 0.57 ACRES  
NUMBER OF LOTS: 24 (3.0 DU/AC)

Revised: 2/27/2018

MPC FILE NUMBER: 3-SC-18-C  
3-E-18-UR



NO.	DATE	DESCRIPTION	BY	CKD.

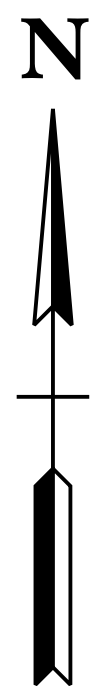
**ROBERT G. CAMPBELL & ASSOC., L.P.**  
CONSULTING ENGINEERS  
KNOXVILLE, TENNESSEE

**KING PROPERTIES**  
CONCEPT PLAN / USE ON REVIEW

**GENERAL LAYOUT**  
PLAN VIEW

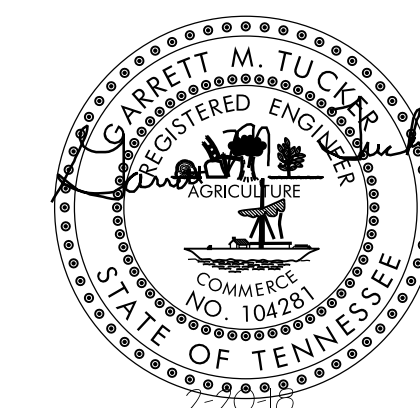
DESIGNED BY	CHECKED BY	SCALE	SHEET TWO
GMT	RGC	1" = 60'	NO. 2
DRAWN BY	DATE	FILE NO.	OF 5 SHEETS
JER	02/20/18	17101	





LEGEND

- EIP IRON PIN FOUND
- PIPE ● PIPE FOUND
- W.M. WATER METER
- ⊙ MANHOLE
- W.V. WATER VALVE
- ⊗ FIRE HYDRANT
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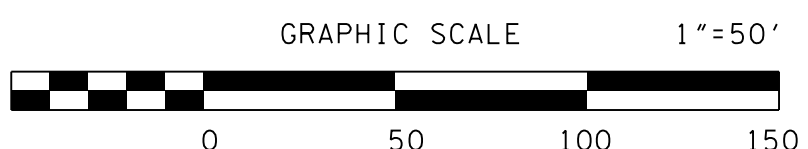
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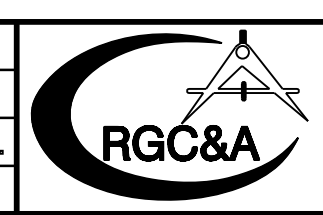
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**Revised: 2/27/2018**  
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NO.	DATE	DESCRIPTION	BY	CKD.
REVISIONS				



**ROBERT G. CAMPBELL & ASSOC., L.P.**  
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KNOXVILLE, TENNESSEE

**KING PROPERTIES**  
CONCEPT PLAN / USE ON REVIEW

**PRELIMINARY GRADING  
& DRAINAGE PLAN**

DESIGNED BY GMT	CHECKED BY RGC	SCALE 1" = 50'	SHEET THREE
DRAWN BY JER	DATE 02/20/18	FILE NO. 17101	NO. <b>3</b>
			OF <b>5</b> SHEETS